051.0	0002	0001.B	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	24,623,800 /	24,623,800
USE VALUE:	24,623,800 /	24,623,800
ASSESSED:	24,623,800 /	24,623,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLBROOK SQ APARTMENTS CO
Owner 2:	C/O CMJ MANAGEMENT CO
Owner 3:	
Street 1:	150 MT VERNON ST SUITE 520
Street 2:	
Twn/City:	DORCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02125 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.43 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 1982, having primarily Brick Exterior and 106526 Square Feet, with 146 Units, 146 Baths, 0 3/4 Bath, 2 HalfBaths, 447 Rooms, and 155 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	105850.000	13,693,200	126,600	10,804,000	24,623,800
Total Card	2.430	13,693,200	126,600	10,804,000	24,623,800
Total Parcel	2.430	13,693,200	126,600	10,804,000	24,623,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 231.15 | /Parcel: 231.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35394
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!4260!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	13,693,200	126600	105,850.	10,804,000	24,623,800		Year end	12/23/2021
2021	112	FV	13,693,200	126600	105,850.	10,439,000	24,258,800		Year End Roll	12/10/2020
2020	112	FV	13,102,800	126600	105,850.	9,490,000	22,719,400	22,719,400	Year End Roll	12/18/2019
2019	112	FV	11,384,000	132200	105,850.	9,490,000	21,006,200	21,006,200	Year End Roll	1/3/2019
2018	112	FV	11,384,000	132200	105,850.	9,490,000	21,006,200	21,006,200	Year End Roll	12/20/2017
2017	112	FV	10,612,500	132200	105,850.	7,446,000	18,190,700	18,190,700	Year End Roll	1/3/2017
2016	112	FV	10,612,500	132200	105,850.	7,446,000	18,190,700	18,190,700	Year End	1/4/2016
2015	112	FV	9,763,600	136600	105,850.	6,570,000	16,470,200	16,470,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:16:42

LAST REV

Date	Time
08/05/19	09:46:27
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14061-467		8/1/1981	Forclosure	683,000	No	No		N

USER DEFINED

Prior Id # 1:	35394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2019	558	Porch	1,100	C				
5/23/2017	603	Re-Roof	15,000	C				
3/24/2016	313	Re-Roof	26,000					
10/30/2014	1463	New Wind	421,980					
1/29/2009	69	Manual	3,350					
2/20/2007	104	Manual	31,000			G8	GR FY08	frame/finish 2 int
1/7/1994	594	Manual	127,970					ROOFING
8/5/1992	357		2,800					ADD 12X16 SHED

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	PH	Patrick H
4/6/2009	Measured	201	PATRIOT
5/3/2000	Meas/Inspect	197	PATRIOT
10/23/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		105850		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		146		No. of Un	Site		0	74,000.	1.00	AG									10,804,000						10,804,000	

Total AC/HA:	2.42998	Total SF/SM:	105850	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT GOOD	Total:	10,804,000	Spl Credit		Total:	10,804,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	4 - 4 Story		
(Liv) Units:	146	Total:	146
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	146	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	147	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.6	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.00759673
Adj $ / SQ:	135.421
Other Features:	1513810
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	19450532
Depreciation:	5757357
Depreciated Total:	13693175

COMMENTS

MILLBROOK SQUARE; 147 KITCHENS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	13

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	44	BRs:	15	Baths:	14	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
137	3	1	M
9	4	2	M
Totals			
146	447	155	

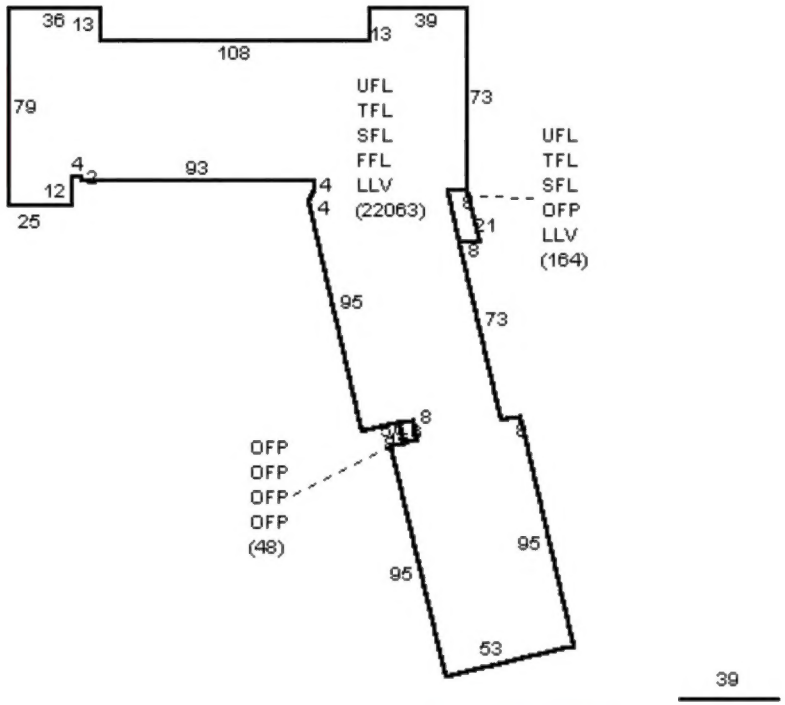
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.86
Special Features:	0	Val/Su Net:	123.00
Final Total:	13693200	Val/Su SzAd	154.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	22,227	114.080	2,535,627
SFL	Second Floor	22,227	135.420	3,010,003
TFL	Third Floor	22,227	135.420	3,010,003
UFL	Upper Floor	22,227	135.420	3,010,003
FFL	First Floor	22,063	135.420	2,987,794
OFP	Open Porch	356	21.300	7,581

Net Sketched Area:	111,327			Total:	14,561,011
Size Ad	88744	Gross Area	111327	FinArea	106526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	M	Y	2	5	A	AV	1982	15,000.00	T	29.6	112			105,600			105,600
A2	WOOD SHD	D	Y	1	16X12	A	AV	1982	7.04	T	29.6	112			1,000			1,000
77	Lite-Single	D	Y	8	1	A	AV	1982	500.00	T	29.6	112			2,800			2,800
85	Paving	D	Y	1	10000	A	AV	1982	2.00	T	29.6	112			14,100			14,100
87	Fence-4	D	Y	1	320	A	AV	1982	6.00	T	29.6	112			1,400			1,400
88	Fence-6	D	Y	1	288	A	AV	1982	8.50	T	29.6	112			1,700			1,700

More:	N	Total Yard Items:	126,600	Total Special Featues:		Total:	126,600